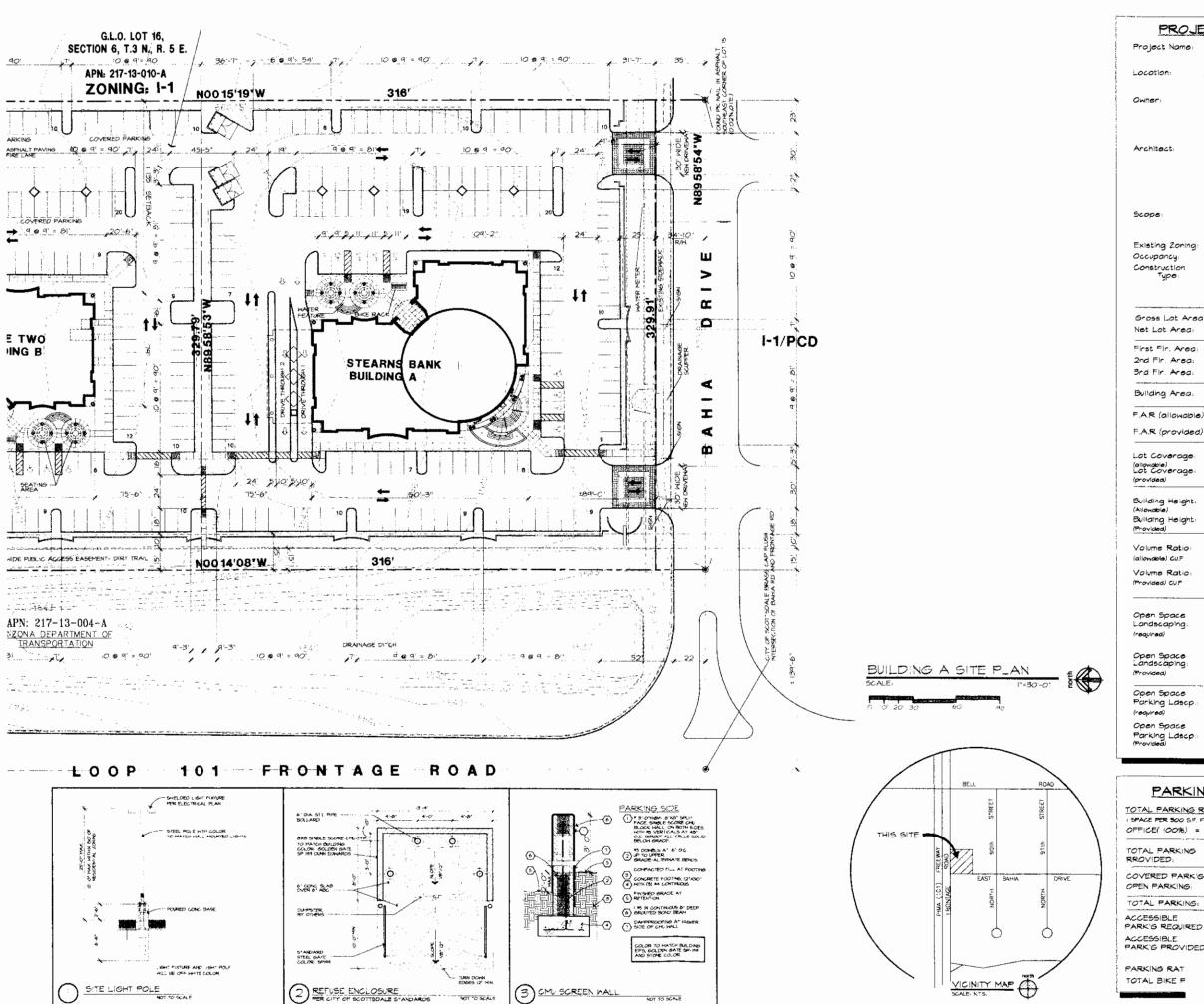
## Stearns Bank Bank Conditional Use Permit Project Narrative

This request seeks a Conditional Use Permit to provide a bank in the I-1 zoning district. Stearns Bank is proposing to develop a property located at the northeast corner of Bahia Drive and the Pima Freeway (Loop 101) frontage road. The property in question is currently vacant, comprises approximately 2.6 acres in size, and is zoned I-1 - Industrial Park. The I-1 zoning district can be found in Zoning Ordinance Section 1.403. Development on the site includes a single three-story building comprising a total of 41,200 square feet of space.

The proposed building will include a bank with drive-through service located on the first floor. The square footage dedicated to the retail banking use will not exceed the 5,000 square foot maximum as noted in the Scottsdale Zoning Ordinance. Other uses in the building will include office and service uses consistent with those uses typically found in the I-1 zoning district.

The site is located along the Pima Freeway (Loop 101) frontage road. The Pima Freeway frontage road is a one-way roadway providing north-bound traffic flow only. The intersection with Bahia Drive is a minor intersection and is not signalized. Adjacent properties to the north, south, and east are zoned I-1 and are generally developed with business and manufacturing uses.

The proposal to establish a bank on the subject property is consistent with the intent and guidelines specified in the Scottsdale Zoning Ordinance. The location of the bank is not a typical retail bank location at the signalized intersection of two major arterial roadways. The interior location will provide general retail banking services for Stearns' customers and area businesses. The bank use will not be detrimental to the area or will the use increase traffic or noise beyond that already existing in the area.



## PROJECT DATA

Project Name: STEARNS BANK NEW 3 STORY

OFFICE BUILDING WITH 2 DRIVE-THRU

8900 EAST BAHIA DRIVE SCOTTSDALE, ARIZONA 85260

STEARS FINANCIAL SERVICES, INC.

9225 EAST SHEA BLYD.
SCOTTSDALE, AZ. 85260
TEL: (480) 314-4200
FAX: (480) 314-4900

MOOSAVI DESIGN GROUP

8600 E. ANDERSON DR. SUITE 214 SCOTTSDALE, AZ. 85255 TEL: (480) 451-8823 FAX: (480) 451-8824

Contact: RAUF 5, MOOSAVI raufmemoosavidesign.com

SEEKING APPROVAL OF PROPOSED

BANK W/ 2 DRIVE-THRU ON A NEW 3 STORY BLDG

1-1 / PCD

Occupancy: B ( OFFICE )

IN-B - 4 SIDES SEPARATION

FIRE SPRINKLER SYSTEM

Gross Lot Area:	±15,776 S.F. 2.66 ACRES
Net Lot Area:	±104,295 S.F. 2.39 ACRES
First Fir. Area:	± 13.500 S.F.
2nd Flr. Area:	± 14,000 S.F.
3rd Fir. Area:	± 13,700 S.F.
Building Area:	± 41,200 S.F.
F.A.R (allowable):	0.40
F.A.R (provided):	0.395
Lot Coverage:	50% MAX.
(aliquable) Lot Coverage: (providea)	41,200 / 104295 = 39,5%
Building Height: (Allowable)	+36'+0" \$ +42'-0"
Bullding Height: (Provided)	+36'-0",+39'-0" & +42'-0" APPRO
Volume Ratio: (allonable) cu.f	104,295 X 9' = 938,655 CU.FT.
Volume Ratio:	± 14,000 S.F.
(Provided) CU.F	± 14,000 X 36'= 504,000 CU.FT.
Open Space Landscaping: (required)	±104,245 5 F. X 10% = 10,424 5 F. 104,245 X (36'-12') X .004= 10,012 TOTAL = 20,441 5 F.
Open Space Landscaping: (Provided)	21, <i>0</i> 1 S.F.
Open Space Parking Lascp.: (required)	± 54,950 S.F. × 15% = 6,242 S.F
Open Space Parking Lasco::	8.862 5.F.

## PARKING CALCULATION:

TOTAL PARKING REQUIRED SPACE PER 500 S.F. FOR OFFICE

OFFICE( 100%) = 41,200 S.F. / 300 = 137 SPACES

TOTAL PARKING RROVIDED:	
COVERED PARK'S: OPEN PARKING:	52 SPACES 109 SPACES
TOTAL PARKING	I6I SPACES
ACCESSIBLE PARK'S REQUIRED	8 SPACES
ACCESSIBLE PARK'G PROVIDED:	B SPACES

TOTAL BIKE P

24-UP-2006 9-14-06



GROUP 214

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STEARNS
FINANCIAL SERVICES
BUILDING A
8900 EAST BAHIA DRIVE
SCOTTSDALE, AZ 85260

BUILDING A SITE PLAN

DRAWN SY RSM CHECKED BY DATE 09-14-06 AS SHOWN

SP-1

0622.50